BOOK 4407 PAGE 702
FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,443.18

X G. Wayne Byrne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March, 1970

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Atty. 633 Stahlman Bldg, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. Wayne Byrne (NAME)	Fidelity Federal Savings & Loan (NAME)	5D 2768
334 & 336 Leo Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 148 5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 156

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GAYLON FAULKNER and WILLIAM D. WHEELER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO G. WAYNE BYRNE and wife, BARBARA ANN BYRNE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 56 on the Map of Haywood Acres, Section one, as of record in Book 2900, page 17, Register's Office for said County.

SAID Lot No.56 fronts 90.0 feet on the northeasterly side of Leo Lane and extends back between lines, 237.7 feet on the northwesterly line and 166.9 feet on the southeasterly line, to a dead line in the rear, measuring 114.6 feet thereon.

BEING the same property conveyed to Gaylon Faulkner and William D. Wheeler by deed from Shufeld Company of record in Book 4174, page 485, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Fidelity Federal Savings & Loan Association of record in Book 4228, page 439, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantees.

This conveyance is subject to an unrecorded lease dated July 15, 1969 between William D. Wheeler and Gaylon Faulkner as Lessor, and Aubrey Wyatt Kiningham and wife, Linda G. Kiningham as Lessee, a copy of which lease has been furnished to the Grantees.

Doylene B. Faulkner and Obera V. Wheeler, wives of the Grantors, join in this instrument for the purpose of transferring any interest they may*

This is unimproved ( ) improved (X) property, known as 334-336 Leo Lane, Nashville, Tennessee.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

*have in subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The undersigned Gaylon G. Faulkner and Gaylon Faulkner are one and the same person.

Witness our hand s this 19th day of March, 1970

Gaylon G. Faulkner
Gaylon Faulkner

William D. Wheeler
William D. Wheeler

Doylene B. Faulkner
Doylene B. Faulkner

Obera V. Wheeler
Obera V. Wheeler

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gaylon Faulkner and wife, Doylene B. Faulkner and William D. Wheeler and wife, Obera V. Wheeler

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of March 1970

Commission expires 12-12-72

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

GAYLON FAULKNER ET AL

TO

G. WAYNE BYRNE ET UX

A 7 3 0 2 7

IDENTIFICATION REFERENCE

Mar 31 3 13 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Row 1
Box 8

PERRY, WILLIAMS, JR.
ATTORNEY AT LAW
638 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

MAR 31 70 CONV 18,443.18
MAR 31 70 S'TAX A* 47.84
MAR 31 70 PR'FEE A* .50
MAR 31 70 W'DEED A* 3.00 * 51.34